



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3858/18

APPEAL by John Devereux and Gerard King care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 26th day of October, 2018 by Dublin City Council to refuse permission.

Proposed Development: Construction of two number additional floors to apartment block (increase from three to five storeys) to accommodate six number two-bedroom units with balconies to the north-east and north-west sides at third and fourth floor levels. Alterations to existing north-west elevation to remove existing entrance canopy and provide new entrance arcade at ground floor, balconies to existing apartments at first and second floors and associated access doors onto balconies. Alterations to existing north-east and south-west elevations to provide enlarged windows. Renovation of existing façade. Reconfiguration of existing car parking to provide four number additional car parking spaces, increasing the total to 18 number car parking spaces. Bin store, cycle parking and all associated site works and services at numbers 25-36 Manor Villas, Mount Argus Grove, Harold's Cross, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to its overall design and massing, it is considered that the proposed development would seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to objectives of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposal, given its design and massing, would not have a significant negative impact on the surrounding area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.